



The Art Scrawl

Kit Houses

by William Frank

email: theartscrawl@gmail.com

In the early decades of the 20th century, kit houses revolutionized home construction in the United States. The most successful of these were Sears Catalog homes, many of which still dot the neighborhoods of Webster Groves, Shrewsbury, Rock Hill and Kirkwood. Sears sold its "Modern Homes" from 1895 to 1940.

Sears Modern Home #167, "The Maytown," was featured in the 1923 catalog. Sears calls it "a well proportioned house which affords a great deal of room at a low cost." For only \$753 (about \$11,300 today), Sears would deliver the plans and all the building materials needed to your nearest rail yard; they estimated labor would cost an additional \$1,573. For many young families, this mail order system made home ownership affordable. Sears homes still standing are widely cherished and valued, both for their American historical significance and for their character.

Today, another company is streamlining home construction. Kattera, based out of Phoenix, applies high-tech manufacturing, contemporary design, and modular components to the industry. They put large sections of a house together in the factory, complete with windows, doors, sheetrock, a full kitchen, and then send the modules to the job site for assembly, where constructors



MODERN HOME No. 167

Sears Home No. 167, The Maytown.

follow instructions on iPads. Time will tell if Kattera homes start popping up in our neighborhoods.

In a 1941 speech, Churchill quipped, "we shape our buildings, and afterwards, our buildings shape us." Perhaps this sentiment is what underlies our tone of speech when we talk about "McMansions" or "cookie cutter houses." We're concerned with the shape of our community. Well, the fact is, most of us live in one form or another of a cookie cutter house. How does your home shape you?

If you're wondering whether you have a Sears home near you, I recommend the book "Houses by Mail: A Guide to Houses from Sears, Roebuck, and Company" by Katherine Cole Stevenson and H. Ward Jandl. If you're building a Kattera house, please let me know. I would love to watch as the delivery truck drops off your home.

Do You Have a Sears Kit Home?

TIPS FOR IDENTIFYING SEARS CATALOG HOUSES

New Construction Homes

Build new construction and get guaranteed rent for your old home!

www.marketplacehomes.com

AdChoices

Is that good-looking bungalow of yours a Sears Kit Home? How can you find out? What should you look for? And what does it mean to have a Sears Kit Home?

Each month, I receive dozens of emails from people asking these very questions. Here's the short version of things you can look for to decide if your home is a Sears kit home.



Auburn-Halifax Model Kit Home. (2007 Rosemary Thornton)

- Look for stamped lumber on the exposed beams/joists/rafters in the basement, crawl space or attic.
- Inspect the back of millwork (moldings and trim) for shipping labels.
- Check the home's floor plan, footprint (exterior dimensions) and room size, using a field guide to Sears Homes, such as "Finding The Houses That Sears Built" (2004, Gentle Beam Publications).
- Visit the courthouse and inspect old building permits and grantor records.
- Inspect plumbing fixtures for marks, such as "R" or "SR".
- Look for markings on back of sheet rock.
- Unique column arrangement on front porch and five-piece eave brackets.
- Square block on moldings at staircase landings, where moldings meet at odd angles.
- Verify your home's construction date. If your home was not built between 1908 - 1940, it can not be a Sears Home.

Is your home stamped or labeled?



Sears Lumber Identifying Marks. (2007 R.T.)

Sears homes were shipped via boxcar and came with a 75-page instruction book. Each kit contained 10,000–30,000 pieces of house and the framing members were marked to facilitate construction. These many decades later, those same markings can help identify a home as a Sears kit home. The lumber was marked on the tall side of the lumber and can be found 2–10 inches from the end of the framing member. If you can't access attics or basements, you might be able to see marked lumber by opening up the bathtub's plumbing access door. However, not all Sears Homes had marked lumber!

Look for shipping labels. Shipping labels can be found on the back of millwork and mouldings. I've also found these labels in various places in the basement, such as under a staircase. On the shipping label, you might see an address, such as "925 Homan Avenue, Chicago, Illinois." This was Sears headquarters in the early 1900s. Or, it might read, "Sears Roebuck, Chicago, Illinois." Also look for stamps or marks showing that the millwork was shipped from Norwood Sash and Door (in Ohio), which was a supplier of Sears millwork.

Use a field guide and city records

Compare the house in question to the photos and floor plan in a field guide to Sears Homes. Pay special attention to the placement of windows and doors,

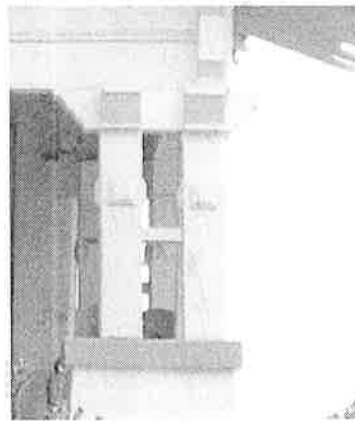
chimneys, bathroom and kitchen vents, etc. The home's footprint should be a perfect match to the Sears Home. Even a few inches

off is a deal killer. Individual rooms should also be a spot-on match to the floor plan shown in the field guide. This is a very important point. However, "reversed floor plans" were an option that Sears offered their home buyers, so the home may be a mirror image of the floor plan shown in the field guide.

Visit the courthouse to learn more. From 1911 to 1933, Sears offered home mortgages. Check grantor records from 1915–1940. Sears stopped offering mortgages in 1933, but when a mortgage was paid in full, the mortgage was released, so you're going to look for that document, too. Another thing to look for is original building permits. Some locales retain these aged documents. On the building permit, one line should state "architect's name." This is where the name "Sears Roebuck" may appear.

Evaluating building materials

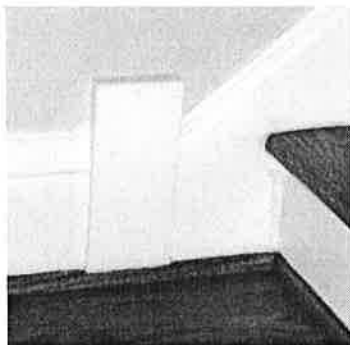
Plumbing, electrical and heating equipment was not included in the basic kit home but could be purchased separately. This enabled customers to choose "good, better or best" quality. From the late 1920s to 1940, Sears plumbing fixtures sometimes were stamped with an "R" or "SR." On pedestal sinks (bathroom) and kitchen sinks, the mark is on the underside, near the front. On bathtubs, it can be found in the lower corner, on the side furthest from the tub spout.



Sears Porch Column Design. (2007 R.T.)

Another clue suggesting that you may have a Sears Home is the presence of Goodwall Sheet Plaster (sheet rock). Each 4' by 4' sheet bore the stamp "Goodwall" on the backside.

About two dozen of Sears most popular house designs had a unique column arrangement on the front porch (see photo). Five-piece eave brackets (the diagonal support brace between the roof line and the exterior wall) might also be a sign that you have a Sears Home.



Plinth block. (2007 R.T.)

1940, it is not a Sears Home.

Sears Homes may have square blocks on molding joints at staircase landings and other complex joints. While framing members were pre-cut, some of the moldings and baseboard trim were not pre-cut (due to variances in plaster thickness). To simplify construction, Sears homes often have a block at the point where complex joints meet. This probably made construction much easier for the novice homebuilder.

When was your home built?

If your home was built before 1908 or after

Sears kit homes from 1908–1940

In my travels, I've discovered that more than 80% of the people who think they have a Sears Home are wrong. There are many reasons for this, but put simply, there were several other companies selling kit homes on a national level, such as Gordon Van Tine, Aladdin, Lewis Homes, Harris Brothers, Sterling Homes and more. It's likely that the name "Sears kit home" has become a generic label for "kit homes."

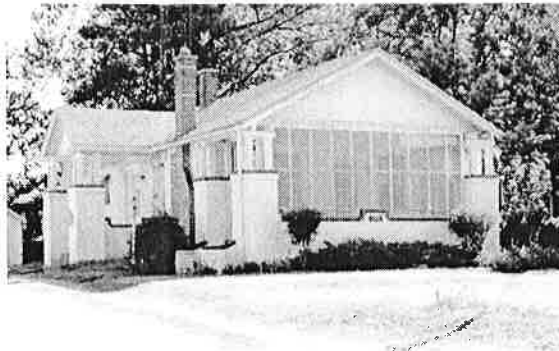
What is a kit home? In the early 1900s, many wanna-be homeowners purchased kit homes from mail order catalogs. Shipped by boxcar, each kit contained thousands of house pieces. Framing members were numbered to facilitate construction. Blueprints were drawn with the novice homebuilder in mind, listing each numbered framing member and its precise placement. Kit home manufacturers provided instruction manuals for the builder.

Sears Roebuck promised that "a man of average abilities could assemble a Sears kit home in about 90 days." No detail was overlooked, as both manual and blueprints instructed homeowner as to the correct spacing of the 750 pounds of nails.

Compared to conventional construction, homeowners saved about 30% by building their own home from a kit. About 50% of the kit homes were built by the homeowner and the balance were professionally built. In 1908, Sears estimated that a contractor would charge \$450 to build a Sears home.

Sears kits were made with the finest materials, including cypress for all exterior components (window trim, clapboard, fascia and soffit) and first-growth, top-grade southern yellow pine for framing members. Kitchen and bath floors were solid maple (tongue and groove).

Over its 32 years of selling kit homes, Sears offered more than 370 house designs, including bungalows, Colonial and Tudor Revivals, Foursquares, Cape Cods, Prairie style and more. Sears sold about 70,000 kit homes from 1908–1940.



Osborn Model Bungalow. (2007 Rosemary Thornton)

Increasingly complex house designs, the Great Depression and federally sponsored mortgage programs (FHA) were the three primary reasons that Sears closed their Modern Homes Department in 1940. The only way to find these homes today is by through architectural surveys because many years ago, Sears destroyed all the sales records (probably during a corporate housecleaning).

Article © 2007, Rosemary Thornton, searshomes.org

Rosemary Thornton has been researching and writing about Sears Roebuck Kit Homes for years and is considered the foremost authority on them. She has published several books including "The Houses That Sears Built," which is now in its third printing as well as giving several lectures a month on Sears and other kit homes.

- [See the Kit Houses and Floor Plans](#)

Sears Catalog Home

From Wikipedia, the free encyclopedia

Sears Catalog Homes (sold as **Sears Modern Homes**) were ready-to-assemble kit houses sold through mail order by Sears, Roebuck and Company, an American retailer. More than 70,000 of these were sold in North America between 1908 and 1940. Shipped via railroad boxcars, these kits included all the materials needed to build a house. Many were assembled by the new homeowner and friends, relatives, and neighbors, in a fashion similar to the traditional barn-raisings of farming families.^[1]

As an add-on, Sears offered the latest technology available to house buyers in the early part of the twentieth century. Central heating, indoor plumbing, and electricity were all new developments in house design that "Modern Homes" incorporated, although not all of the houses were designed with these conveniences. Central heating, for example, not only improved the livability of houses with little insulation but also improved fire safety, a worry in an era when open flames threatened houses and even entire cities, as in the Great Chicago Fire (1871).

As demand decreased, Sears expanded the product line to feature houses that varied in expense to meet the budgets of various buyers. Sears began offering financing plans in 1916. However, the company experienced steadily rising payment defaults throughout the Great Depression, resulting in increasing strain for the catalog house program. More than 370 designs of Sears Homes were offered during the program's 32-year history. The mortgage portion of the program was discontinued in 1934 after Sears was forced to liquidate \$11 million in defaulted debt. Sears closed their Modern Homes department in 1940. A few years later, all sales records were destroyed during a corporate house cleaning. The only way to find these houses today is literally one by one.

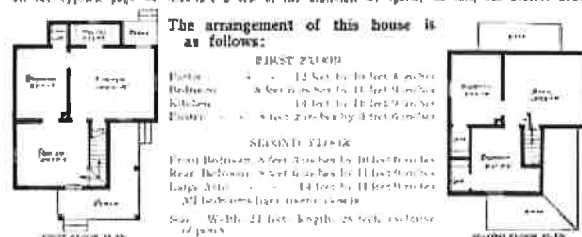
Today, some communities across the United States feature clusters of the houses as unofficial historical sites. Elgin, Illinois (a Chicago suburb) has the largest known collection of Sears Homes, with more than 200 Sears Homes (and few kit homes from other companies as well). A culture of Sears Modern Home seekers has emerged in recent years, as individual buildings have been identified.



MODERN HOME No. 115

With Wood Foundation. Not Estimated.

On the opposite page we illustrate a few of the materials we supply on this, our \$725.00 house.



Advertisement for **Modern Home No. 115**

Contents

- 1 Sears mail order history
- 2 Sears Modern Homes 1908–1940
- 3 Heritage
- 4 See also
- 5 References
- 6 External links

■ 7 Bibliography

Sears mail order history

In 1886, the United States contained only 38 states. Many people lived in rural areas and typically farmed. Richard Sears had been a railroad station agent in Minnesota. He moved to Chicago, Illinois, where he met Alvah C. Roebuck who joined him in the business. In 1893, the corporate name became Sears, Roebuck and Co.

Richard Sears knew that farmers often brought their crops to town where they could be sold and shipped, and then bought supplies, often at very high prices, from local general stores. He and Roebuck offered a solution via mail-order catalogs. Thanks to volume buying, railroads, post offices, and later rural free delivery and parcel post, they offered a welcome alternative to the high-priced rural stores.

By 1894, the Sears catalog had grown to 322 pages, featuring sewing machines, bicycles, sporting goods and a host of other new items. By the following year, dolls, icebox refrigerators, cook-stoves and groceries had been added to the catalog. Sears, Roebuck and Co. soon developed a reputation for both quality products and customer satisfaction. Its wide range of products was very popular, especially in areas far flung from big cities and large department stores. People had learned to trust Sears for other products bought through mail-order, and thus, sight unseen. This laid important groundwork for supplying a house, possibly the largest single investment a typical family would ever make.

Sears Modern Homes 1908–1940

In 1906, Frank W. Kushel, a Sears manager, was given responsibility for the catalog company's unwieldy, non-profitable building materials department. Sales were down, and there was excess inventory languishing in warehouses. He is credited with suggesting to Richard Sears that the company assemble kits of all the parts needed and sell *entire houses* through mail order.

In 1908, Sears issued its first specialty catalog for houses, *Book of Modern Homes and Building Plans*, featuring 22 styles ranging in price from US\$650–\$2,500 (\$15,388–\$59,187 in 2008 dollars). Sears bought a lumber mill in Southern Illinois and arranged for production of kits from which homes could be assembled. The first mail order was filled in 1909.

Shipped by railroad boxcar, and then usually trucked to a home site, the average Sears Modern Home kit had 25 tons of materials, with over 30,000 parts, and came with such utilities as electric and gaslight fixtures in early models. Plumbing and electrical fixtures and heating systems were not included in the kit, but could be purchased separately. Local building requirements sometimes dictated that those items be done professionally and varied to meet requirements of each area of the country. For example, foundation depth requirements varied by climate and terrain.



A Sears-catalog home located on Route 47 at Dias Creek, New Jersey (2005).

The Aladdin Company of Bay City, Michigan, was the first to offer kit homes (in 1906), and Sears joined the fray in 1908. However, Sears mail-order catalogs were already in millions of homes, enabling large numbers of potential homeowners simply to open a catalog, select and visualize their new home, dream, save, and then purchase it. Sears offered financing, assembly instructions, and guarantees. Early mortgage loans were typically for 5–15 years at 6%–7% interest.

The ability to mass-produce the materials used in Sears homes lessened manufacturing costs, which lowered purchase costs for customers. Precut and fitted materials reduced construction time by up to 40%.

Sears's use of "balloon style" framing systems did not require a team of skilled carpenters, as did previous methods. Balloon frames were built faster and generally only required one carpenter. This system used precut timber of mostly standard sizes (2"x4" and 2"x8") for framing. Precut timber, fitted pieces, and the convenience of having everything, including the nails, shipped by railroad directly to the customer added to the popularity of this framing style.

A later feature was the use of drywall instead of plaster and lath wall-building techniques which required skilled carpenters. Drywall offered the advantages of low price, ease of installation, and added fire protection. It was also a good fit for the square design of Sears homes.

During the Modern Homes program, large quantities of asphalt shingles became available. The alternative roofing materials available included tin and wood. Tin was noisy during storms, looked unattractive, and required a skilled roofer, while wood was highly flammable. Asphalt shingles, however, were cheap to manufacture and ship, and easy and inexpensive to install.

Rather, as a retailer, the company was much more focused on offering what customers would purchase. The Modern Homes features of central heating, indoor plumbing, and electrical wiring were the first steps for many families to modern HVAC systems, kitchens, and bathrooms.

As sales grew, Sears expanded production, shipping and sales offices to regional sites across the US, hitting its peak in 1929, just before the Great Depression. By then, the least expensive model was under US\$1,000; the highest priced was under US\$4,400 (\$12,590 and \$55,390 in 2008 dollars respectively).^[2]

Sears Modern Home sales stalled during the Depression years, but sales of modest homes were still strong. Later, changes in housing codes and the complexity of modern construction made kit homes less desirable, and sales were cancelled.



A Sears catalog home in Greensburg, Pennsylvania.



A 1925 Sears catalog home on Read Street in Tarpon Springs, Florida

Heritage

Sears Catalog Homes proved to be both affordable and of substantial construction. One of Sears's, and indeed the nation's, biggest selling models was the common bungalow. This compact, affordable house began as a vacation-style home in the 1880s but grew into a major housing type in cities and suburbs in the years before World War I. Sears homes have become increasingly popular among history enthusiasts because of their sturdy structure, unusual building and architectural design concepts.

Not all buyers were individuals or small volume developers. In 1918, Standard Oil Company purchased a large group of the Sears houses for its mineworkers in Carlinville, Illinois, at a cost of approximately US\$1 million. Today 152 of the original 156 homes still exist, and this is one of the largest known contiguous collections of Sears Catalog Homes in the United States. There are nine styles of houses in a nine block area which represents Standard Addition in Carlinville. Styles are the Langston Model, Madelia Model, Warrenton Model, Whitehall Model, Roseberry Model, Lebanon Model, and the Gladstone Model. And notably, the Carlin Model was actually named after Carlinville, by Sears, Roebuck & Co. for supposedly having the largest order on record for the houses. There are more Sears homes dotted throughout Carlinville. It took nine months to complete the building of Standard Addition which was completed in 1919.

Sears Homes in significant numbers can be found in Virginia, West Virginia, North Carolina and a few have been found as far south as Florida and as far west as California. There are at least two Sears Homes in the old mill town of Newton Falls, New York, and the entire Town Site neighborhood in Bucksport, Maine, consists of Sears Homes in the Belfast model. While their locations today are not known due to variations in designs both during initial construction and subsequent renovations or modifications, most of those sold by Sears, Roebuck have probably survived.

Clusters can be found all across the United States and are proudly featured by communities such as Arlington, Virginia, and the surrounding area with 100, Hopewell, Virginia, with 42 in the Crescent Hills neighborhood, and Downers Grove, Illinois, with 27. Aurora, Illinois, has 136 documented Sears catalog homes giving it one of the largest concentrations in the country; the largest, at 152, is located in Carlinville, Illinois. Houston, Texas' historic Norhill neighborhood is known to have many of these homes.

And, not all of them became private residences. At Greenlawn Cemetery, near the Hampton Roads waterfront in the Newport News, Virginia, area, the cemetery office building is a 1936 Sears Catalog Home.

Historic Homes

- . What is a Sears home?
- . Chronology of homes
- . History of homes
- . Home listings by date

Images of Homes

- . 1908-1914 . 1927-1932
- . 1915-1920 . 1933-1940
- . 1921-1926

- . Contact Sears Holdings Archives
- . Contact a fellow enthusiast
- . Register as an enthusiast
- . Homes Q&A
- . Does Sears Holdings give permission to reproduce catalog pages or images from its catalogs, and or other memorabilia?
- . Books and references

Sears Homes 1908-1914

Model No. 52; (\$782 to \$1,995)



The Hamilton (Model Nos. 102, 150); (\$1,023 to \$2,385)



The Chelsea (Model No. 111); (\$943 to \$2,740)



Model No. 115; (\$452 to \$1,096)



Model No. 113; (\$1,062 to \$1,270)



Model No. 137; (\$1,140 to \$1,342)



Model No. 158; (\$1,548 to \$1,845)



The Niota (Model No. 161); (\$788 to \$1,585)



Model No. 157; (\$1,521 to \$1,866)



Model No. 159; (\$548 to \$762)



\$2,038)

The Maytown (Model No. 167); (\$645 to



Model No. 191; (\$892 to \$966)



The Arlington (Model No. 145); (\$1,294 to

\$2,906)



Model No. 147; (No price given)



Model No. 154; (\$2,287 to \$2,702)



Model No. 164; (\$1,259 to \$1,623)



Model No. 165; (\$1,248)



Model No. 187; (\$1,273)

1

KIT HOMES – WEBSTER GROVES, MO

-Rose Thornton – author, 2002 book – lived in Alton: The Houses That Sears Built
-Judith Chabot - resident

Sears

At least 7 identified by Thornton
610 Tuxedo? Believed to be Sears
~~829 Atlanta~~ – not a Sears
~~843 Atlanta~~ – not a Sears
~~833 Atlanta~~ – not a Sears

1. 654 Oakland Ave. – “Stanford” – aka “Cape Cod”

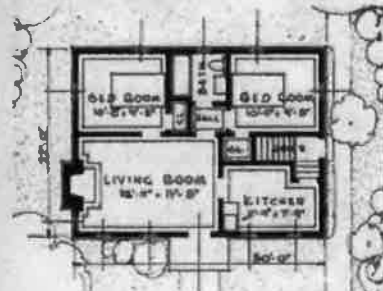


THE CAPE COD . .

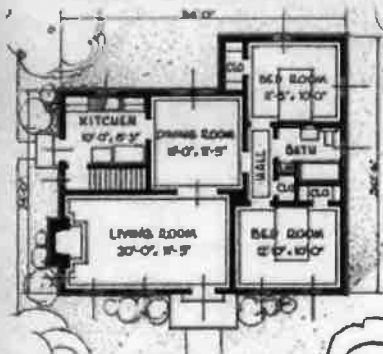
▲ FOUR AND FIVE ROOMS WITH BATH



MODERN HOME
No. 13354A No. 13354B
ALREADY CUT AND FITTED



FLOOR PLAN No. 13354A



FLOOR PLAN No. 13354B

THESE small homes rely on simplicity and good taste combined with a direct and careful planning to lift them above the ordinary type of home. There is a certain softness and lasting character in this New England type which can be definitely expressed in both large and small homes. White walls and chimney with dark shutters and roof for contrast is the most popular exterior color scheme.

FLOOR PLAN No. 13354A

The size of this plan is 30 feet in width and 22 feet deep and contains four well balanced rooms. Living room and kitchen are located on the front of the plan with two bedrooms and bath at the back. The kitchen is planned for all necessary equipment—sink, cabinets, table, etc. The combination grade and cellar stairs form the side entrance and lead to the basement which is planned for a full excavation, to be used for heater, fuel, fruit storage and laundry.

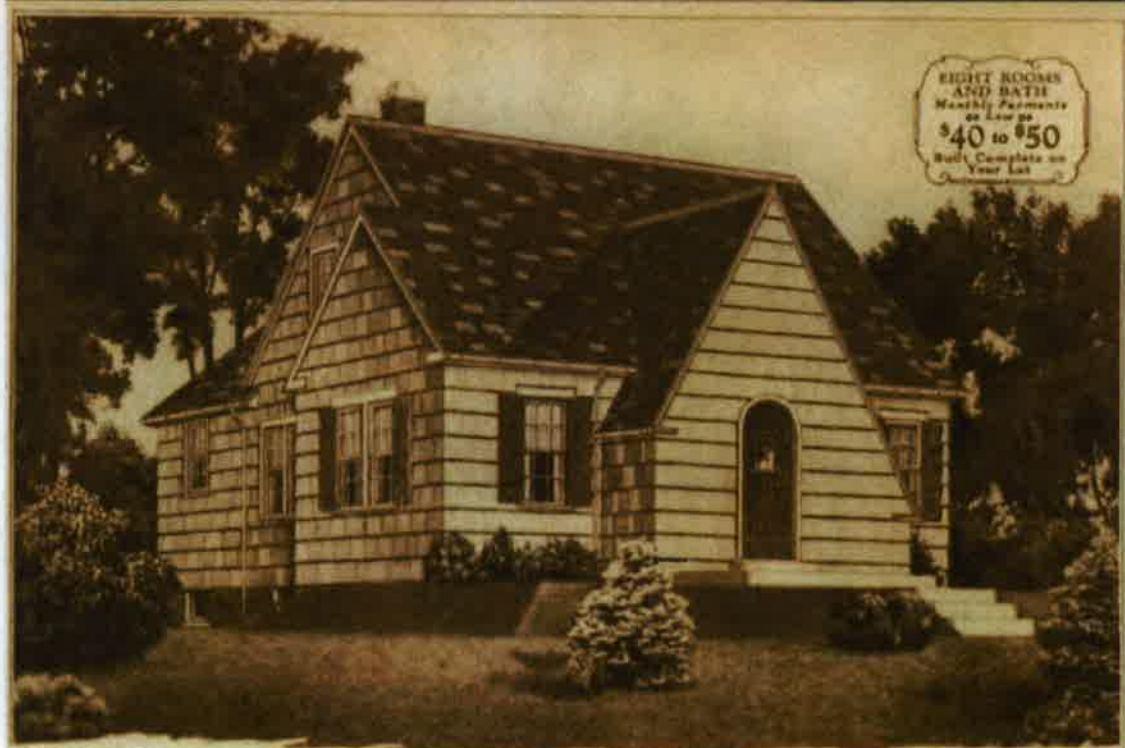
The Cape Cod "B" plan is laid out for five rooms consisting of living room, dining room, kitchen, two bedrooms and bath. Extra closet in the hall and linen closet in the bath in addition to regular bedroom storage. A simple plan, yet architecturally correct and well arranged. We recommend the plan to all who are in need of a five room home.

You pay less for materials and equipment because *Sears* own and operate most of their own factories and sell direct to you at low prices. You also save on construction cost because much of the material is quickly and economically cut by special machinery in our factories before being shipped to you.

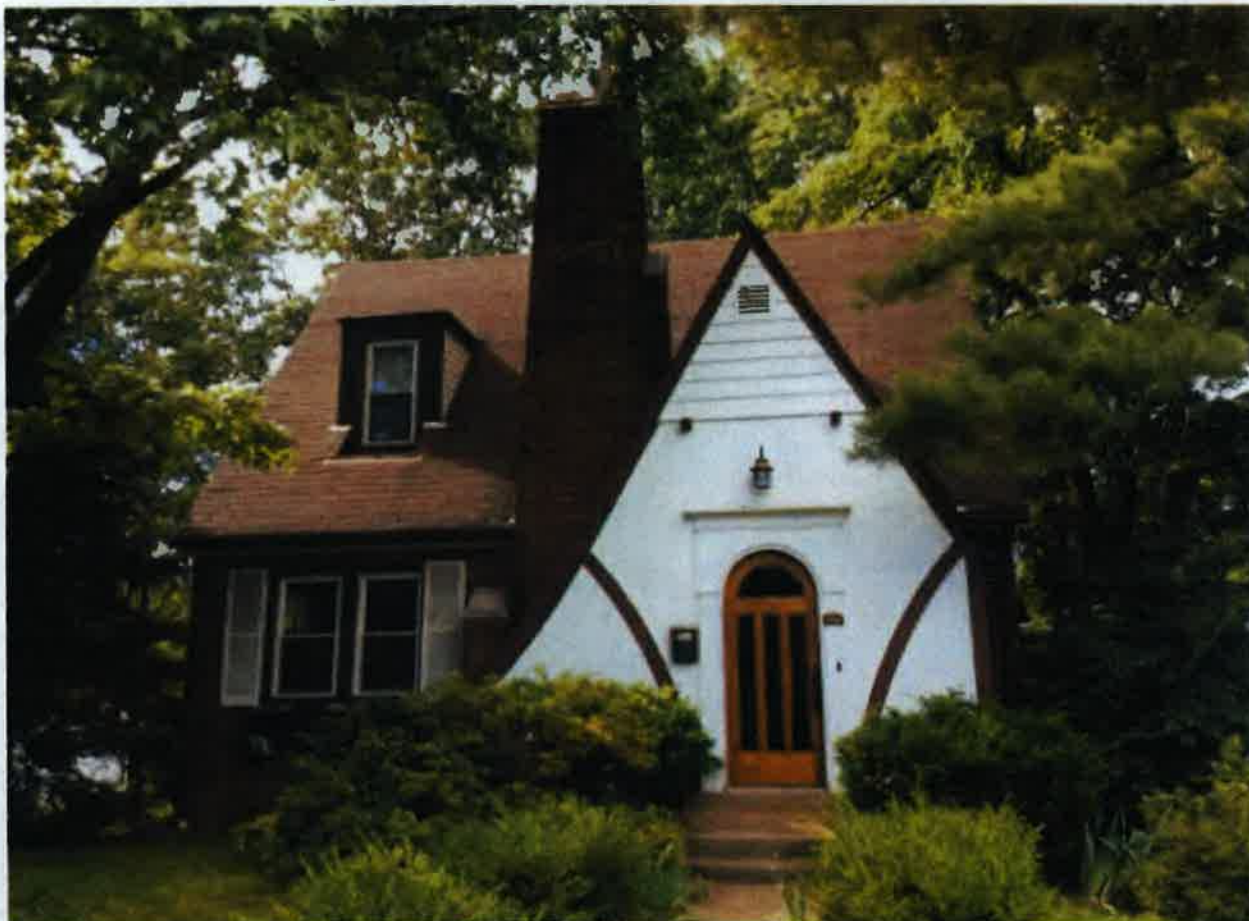
Our catalog price includes all material, consisting of lumber, lath, millwork, flooring, shingles, building paper, hardware, metal and painting materials, according to specifications. See price list for options on heating, lighting, plumbing.

Tell us what kind of heating, lighting and plumbing you prefer and we will quote you complete delivered price—so one order brings you everything.

2. 660 Oakland Ave. – “Clifton”(next door to Stanford)



3. 651 W. Frisco- "Randolph" (same neighborhood as Clifton and Stanford)



The RANDOLPH Five Rooms and Bath
No. 4200—bricks red and white
Shingles Pennsylvania or same as 4200 or 4201

4. 575 N. Laclede Station Road- "Lewiston"



WE TAKE your pride in presenting the Lewiston to our Modern Home owners with the fact that it meets the requirements of every modern home. It is a modern, attractive English style house that the busy business man or woman can afford to well afford. The Lewiston was built with the highest combination of a masterpiece and the highest standard of the industry and our labor saving methods.

The Lewiston
No. 1387 "Already Cut" and Fitted
For Complete Half-Century
Built for the Modern Home
Pages 128-130

SPECIAL FEATURES
COMPLETE description of the garage and specifications for the house will be found on pages 128-130. Special features include: 24-hour service and order delivery on the whole house, clear-cut flooring for all rooms, exterior garden paths, which have clear masonry. View and garden is included. Steps on the ground floor lead to the front door which has

5. 623 Westborough Place --Custom design Sears --



No 16--
Home built for George Smith
at 622 Westborough Place by
Sears-Roebuck Home Construc-
tion Co

6. 847 Atalanta - "Crescent"



7. 745 Atalanta - Modern Home #126



\$1,535⁰⁰ WILL BUILD THIS BEAUTIFUL SIX-ROOM COTTAGE INCLUDING BATHROOM

THIS PRICE INCLUDES EVERY PENNY OF COST NECESSARY FOR THE ENTIRE COMPLETION OF THIS STRUCTURE, INCLUDING COST OF PAINTING, PLASTERING, EXCAVATION, CALCIMINING, EVERYTHING WITH THE EXCEPTION OF HEATING AND PLUMBING. WE WILL FURNISH YOU THE PLANS, SPECIFICATIONS AND BILL OF MATERIALS ENTIRELY WITHOUT COST, AS EXPLAINED ON PAGE 2.



MODERN HOME No. 126

Please examine the floor plans illustrated here below and note the exceptionally convenient arrangement of this house. Every room in the house is light and airy, the ventilation is perfect. Both bedrooms adjoin the bathroom. Has a large, spacious reception hall which leads to a large living room and kitchen. The living room, which is planned to be used as a dining room and living room, is equipped with a beautiful rustic open fireplace. The arrangement of the kitchen is very convenient and it has a large, spacious cupboard which serves as a pantry. This modern home is of the 20th Century Queen Anne style. The finish or trim throughout is made of the finest grade of yellow pine in natural finish, the mill work and other material is of the best selected quality.



The arrangement of this house is as follows:

Reception Hall	10 feet by 10 feet 6 inches
Bedroom	13 feet 6 inches by 10 feet
Bedroom	13 feet by 10 feet
Three Closets	
Kitchen	11 feet by 13 feet 6 inches
Large Living Room	27 feet by 13 feet 6 inches
Front Porch	25 feet by 8 feet 10 inches
Entire basement excavated. Height of basement from floor to ceiling, 7 feet. Height of ceiling, 10 feet.	

To appreciate the wonderful value we offer for \$1,535.00, compare this house with any house in your neighborhood of similar size and construction which costs between \$2,500.00 and \$3,000.00. The extremely low cost we name is made possible by our furnishing most everything necessary to construct this building at less than wholesale prices. We guarantee the quality to be absolutely the best. If this style of architecture appeals to you be sure to send \$1.00

temporary deposit for our building plans for this Bungalow No. 126, and we will send you the complete set of plans and apply the \$1.00 deposit as cash on your order for mill work amounting to \$10.00 or more, thus making the plans cost you nothing.

Complete Hot Air Heating Plant, for soft coal, extra	\$ 67.00
Complete Hot Air Heating Plant, for hard coal, extra	70.00
Complete Hot Water Heating Plant, extra	206.92
Complete Steam Heating Plant, extra	178.10

Lewis Homes

1. 441 Lee Avenue – “Ardmore”



2. 498 W. Lockwood Ave.- "Marlboro"



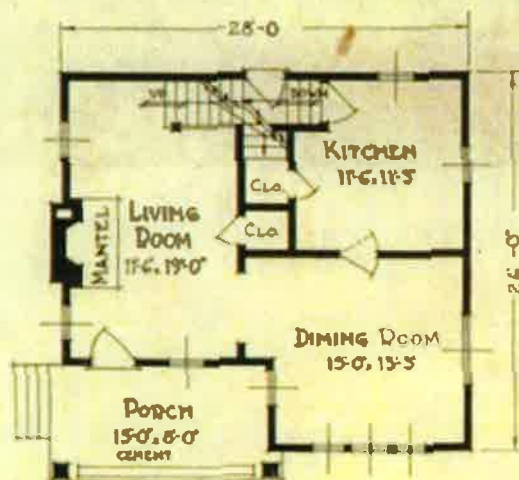
3. "The Winthrop" (Dutch Colonial)

- **Not far from a train station**
- **Exact address -TBD**



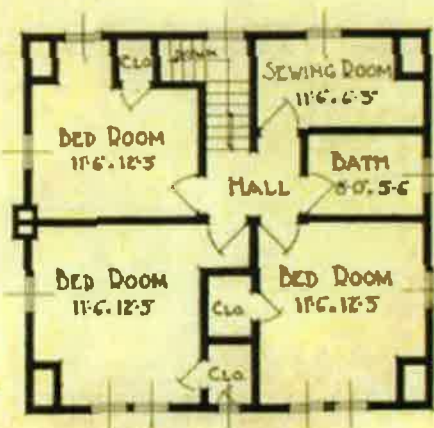


The WINTHROP



Both first and second floor plans are nicely arranged. Note handy closet off living-room and kitchen. Three large bedrooms, sewing room, and bath are provided.

THIS Colonial gambrel - roof home possessing unusual charm and dignity is a credit to any community. The customary hooded entrance in this case has been eliminated and a most attractive and comfortable inset porch placed at left side.



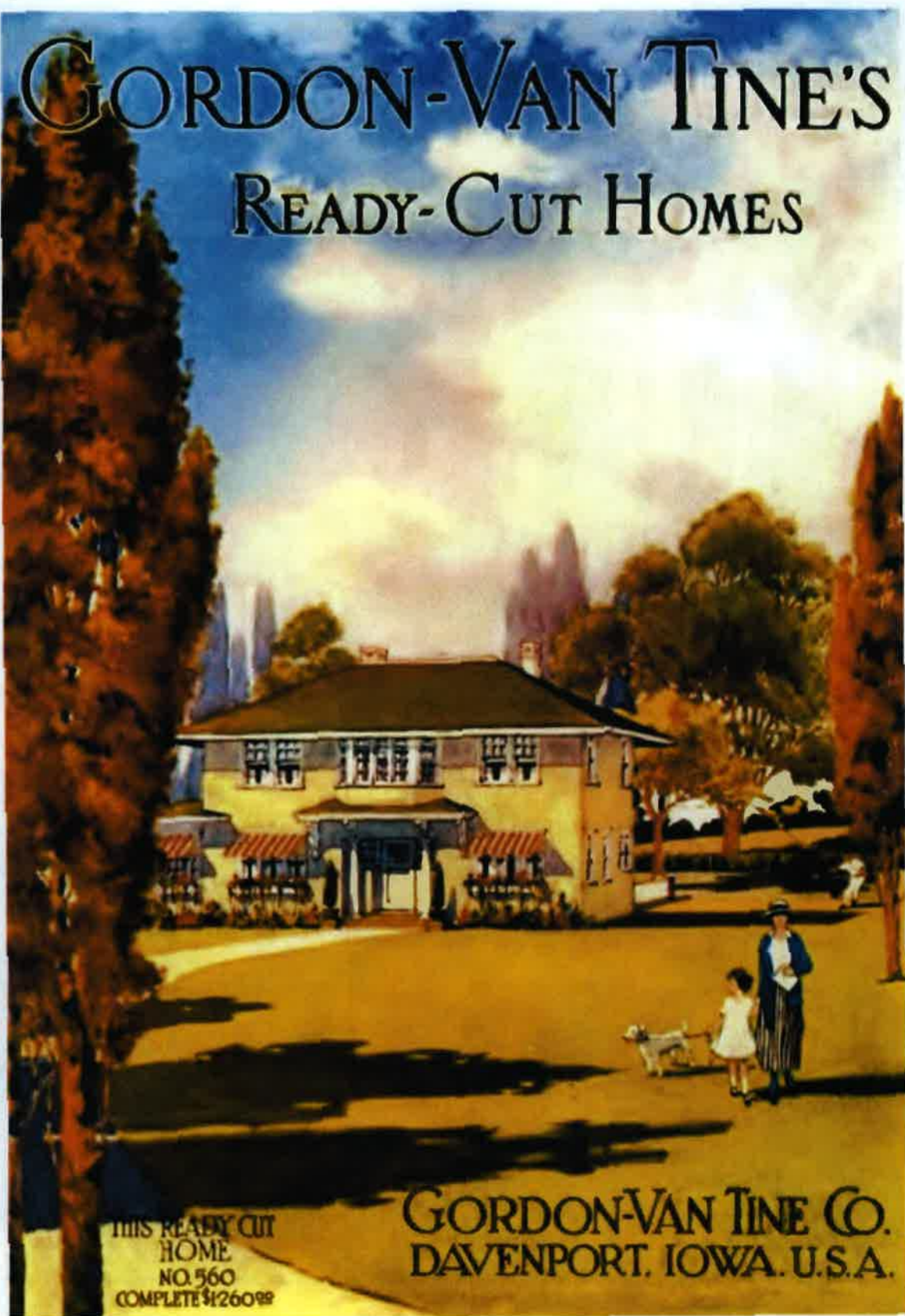
Tines

Gordon Van Tines

1. #535 – Oakwood Ave. , 2nd from the corner of Oakwood & Glen
Exact address -TBD



GORDON-VAN TINE'S READY-CUT HOMES



THIS READY CUT
HOME
NO. 560
COMPLETE \$1260.00

GORDON-VAN TINE CO.
DAVENPORT, IOWA, U.S.A.

Aladdin

1. "Sonoma" – 1 mile from Webster Groves library
Exact address -TBD



The Sonoma

See prices on inside of front cover.

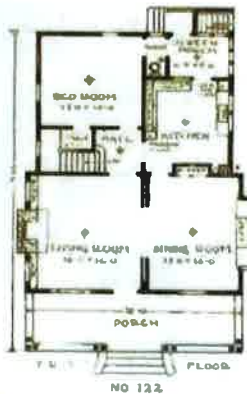


Henry L. Wilson

1. "Design 122" bungalow Address currently unknown

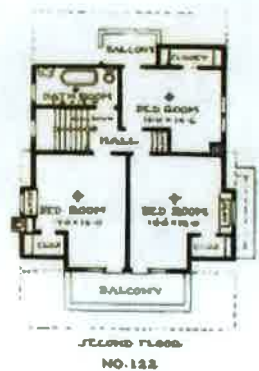


NUMBER 122



NUMBER 122. Although a two-story structure, the low Bungalow effect is obtained by sweeping the main roof down over the porch and by artistically placing the two large front dormer windows. This is not an expensive house—it has been built for about \$2000.00—but as a home it proves so attractive that after a few months' residence not one of the family would leave it for many times its cost. The floor plans give an excellent idea of the interior, and the small sketch shows the finish and decoration of the living room. Beam ceilings lend themselves peculiarly well to chain effects in lighting fixtures and add much to the richness of the living room.

Note the low arched fireplace and the arrangement of the two principal rooms, which may, when desired, be thrown into practically one large room. Exterior: Clapboard with cobblesome chimney (exposed), and cobblesome porch wall and buttresses.



Ladies Home Journal

? other
kit
home

1. Address currently unknown

